

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1700 Pacific Avenue**

**Suite 2700**

**Dallas, Texas 75201**

STATE OF TEXAS           §

§

COUNTY OF COLLIN       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THOMPSON SPRINGS HOMEOWNER'S ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THOMPSON SPRINGS HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Thompson Springs (the "*Declaration*"), is filed as Instrument No. 2002-0148181 and recorded in Volume 5273, Page 4831, *et seq.*, of the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision.** The name of the subdivision subject to the Declaration is Thompson Springs – Phase 1 and Thompson Springs – Phase 2.

2.     **Name and Mailing Address of the Association.** The name of the Association is Thompson Springs Homeowner's Association, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.

3.     **Recording Data for the Subdivision.** The recording data for the subdivision is Thompson Springs – Phase 1, an Addition to the City of Fairview, Collin County, Texas, according to the Plat recorded as Instrument No. 20021008001453140; and Thompson Springs – Phase 2, recorded as Instrument No. 20041014001509870 of the Map Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 2002-0148181 and recorded in Volume 5273, Page 4831, *et seq.*, of the Official Public Records of Collin County, Texas; and is amended by that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Thompson Springs, filed as Instrument No. 2005-0119435 and recorded in Volume 5990, Page 2311, *et seq.*, of the Official Public Records of Collin County, Texas; along with that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Thompson Springs, filed as Instrument No. 2005-0119436 and recorded in Volume 5990, Page 2315, *et seq.*, of the Official Public Records of Collin County, Texas; and any additional amendments thereof or supplements thereto recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

6. **Website:** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer:** Fees charged relating to a property transfer are: (i) up to \$375.00 fee for resale certificate; (ii) \$75.00 fee for resale certificate update; (iii) up to \$250.00 transfer fee; (iv) \$300.00 initiation fee; and (v) optional property inspection fee of \$150.00.

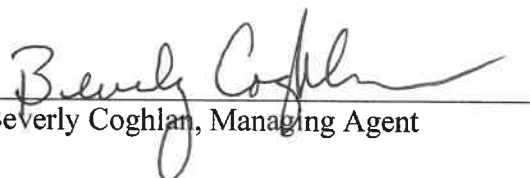
8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or [www.homewisedocs.com](http://www.homewisedocs.com). The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Neighborhood Management, Inc. office, located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**THOMPSON SPRINGS  
HOMEOWNER'S ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: Neighborhood Management, Inc.  
Its: Managing Agent

By:   
Beverly Coghlan, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 9<sup>th</sup> day of September, 2021, by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of Thompson Springs Homeowner's Association, Inc., a Texas non-profit corporation.

Deann Weeks  
Notary Public, State of Texas

